

May 30th 2007

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Attn: Jarrett Ramaiya

Local Fire Agency/District Having Jurisdiction
Ramona Fire Department
105 Earlham
Ramona, Ca. 92065

Attn: Stacey Riordan

Subject: Fire Protection Plan-Short Form
Faaborg Tentative Parcel Map
TPM 21056,GPA07-005/R07-001
APN 280-082-11 955 Cedar Street

This letter is written in response to a request from the County of San Diego DPLU for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86, to address

- **Location** The proposed lot split is located on the Northwest corner of Cedar Street and Pine Street in Ramona, Ca. County of San Diego. It will be accessed by Cedar street, a publically maintained road and a paved private easement along the western property line of the southerly lot
- **Topography** The site is gentle sloping parcel with no prominent features. The average slope is less than 10 percent with no areas over 25 percent slope.
- **Geology** The site has been cleared/farmed for many years. No rock outcroppings, steep slopes or tall vegetation exist to hinder fire access/evacuation.
- **Flammable Vegetation** Site has been historically cleared/farmed and consists of Oat hay /low grasses with a small area of buckwheat that has grown in on the Northwest corner of the lot. Upon development it is anticipated to be removed for irrigated Residential landscaping
- **Climate** The seasonal climate ranges from 30 degrees to the high 70's in the winter and 50 degrees to 105 degrees in the summer. Seasonal events are mild except for occasional Santa Ana winds that cross the property from the east.

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Along with the following fire-related issues:

1. Water Supply
2. Fire Access
3. Building fire resistance and ignition
4. Fire Protection Systems
5. Fire Protection Equipment
6. Defensible Space
7. Vegetation Management
8. Fire Behavior Model

1. Water Supply.

This project is within the Ramona Municipal Water District, and within 1500 feet of water district waterlines:

- a. Hydrants are required along fire access roadways as determined by the Fire Marshal to meet operational needs, at intersections, at cul de sacs, and at intervals based on parcel size and County Fire Code Table 903.4.2-B. Minimum fire flow in wildland urban interface is 2500 GPM.

2. Fire Access Roads.

Location:

- a. Fire access roads (including driveways) must be provided so that fire apparatus may drive to within 150 foot hoseline pull along approved pathway around all ground-level exterior portions of structures. Measurement is around the exterior - not through the structure - to all ground-level exterior portions of every structure.

Deadends:

- a. Dead end driveways/roadways serving no more than two single-family dwellings do not exceed 150 feet in length, or are provided with emergency vehicle turnarounds meeting County Fire Marshal standards generally at the terminal end.
- b. Dead ends serving more than two single-family dwellings shall have a minimum 36 foot radius cul de sac generally at the terminal end.

Width:

- a. All fire access roads including driveways must be improved to a minimum 16' width all-weather surface suitable for travel by 50,000 lb. fire apparatus. Fire access roads serving more than two single-family dwellings shall be minimum 24' all-weather surface suitable for travel by 50,000 lb. fire apparatus.

Parcel Two is served by a concrete driveway fronting Cedar street. Parcel One will be serviced by a 30 foot wide private road easement improved to 20 foot and paved 16 foot in width.

Grade:

- a. Grades will be generally less than 8%, and at steepest are 8%.

Grades greater than 20% are not permitted. No existing or proposed fire access road exceeds 20%.

Surface:

- a. All roads must be installed to the standards specified in Section I-M of the County of San Diego Off-Street Parking Design Manual. Surfacing material minimum standard is based on % grade:
 - i. From 0% -10% slope, all-weather surface (minimum 4" D.G.)
 - ii. From 11% to 14% slope, paving must be at least 2" asphaltic concrete.

- iii. From 15% to 20%, paving must be minimum 3" asphaltic concrete, or (for residential driveways) 3 ½" Portland cement concrete with deep broom finish perpendicular to the direction of travel to enhance traction.

Existing Portland cement driveway for parcel two to remain. Proposed Private road access to parcel one is to be paved.

Maintenance:

- a. Individual property owners are responsible for maintaining driveways, gates and signs on their own parcel in compliance with fire codes. Road easements, including gates and signs within the project, must also be maintained in compliance with fire codes in perpetuity.

Property Owner will be responsible for on-going road maintenance by Private road maintenance agreement recorded against property.

- **The private road maintenance agreement cannot be dissolved or unfunded**
- **Funding obligation must be shared by all property owners**
- **Responsibility to participate conveys with property transfer**
- **Failure to maintain in compliance with fire codes subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, lien against the property.**

3. **Building fire-resistance and ignition:** Both "Basic" and "Enhanced" construction requirements per County Building and Fire Codes will be employed for all exterior elements including roofs, eaves, exterior walls, doors, windows, decks, etc.
4. **Fire Protection Systems:** All dwellings and attached garages will have residential fire sprinklers per County Fire Code Section 1003.2.
5. **Fire Protection Equipment:** (e.g. extinguishers) Although portable fire extinguishers are recommended, none are required for this project.
6. **Defensible Space:**
 - a. A minimum 100 foot Fuel Management Zone will be established and maintained around each structure per County Fire Code Appendix II-A Section 16 and 17.

Building pads must be located so that 100-foot clearance is achieved on the subject parcel. Clearing is not authorized beyond property lines.
 - b. Under circumstances of small or narrow lots, building pads must be sited so that no portion of a building or projection is closer than 30 feet from nearest property line.

7. **Vegetation Management:** Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list (list maintained by County of San Diego)

Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. Parcels of Open Space Easements, road easements, and similar land uses within the project must also have vegetation maintained in a fire-safe manner in perpetuity.

Property Owner will be responsible for on-going vegetation maintenance. It will be funded and monitored by the individual property owners. Responsibility to participate conveys with property transfer. Failure to maintain in fire-safe manner subjects owners to potential fines, and enforced abatement by the fire agency or the County, with charges, including administrative costs and penalties, liened against the property.

8. **Fire Behavior Computer Modeling:** Computer Fire Behavior Model not required for this project per County Fire Marshal.

Initially, computer fire behavior modeling is not required for this project. However, if some code issues are unresolved or inadequately addressed, a full FPP, prepared by a wildland fire expert, may be required, including fire behavior modeling.

Name of Person Preparing this Report

Robert Faaborg
Property Owner

PREPARED BY _____ Date _____

Printed Name _____ Title _____

Name of Property Owner

Owner _____ Date _____

Printed Name _____ Title _____